

**SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM**

SUBJECT: National Retail Properties Preliminary Subdivision Plan

DEPARTMENT: Planning & Development **DIVISION:** Development Review

AUTHORIZED BY: Larry Poliner **CONTACT:** Tony Walter **EXT.** 7349

Agenda Date 5/07/07 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

1. Approve the Preliminary Subdivision Plan for National Retail Properties subdivision, located on the southwest corner of Ronald Reagan Boulevard and Highway 17-92, Monica Pomroy, Interplan, LLC, applicant, or
2. Deny the Preliminary Subdivision Plan for National Retail Properties subdivision, located on the southwest corner of Ronald Reagan Boulevard and Highway 17-92, Monica Pomroy, Interplan, LLC, applicant, or
3. Continue to a date and time certain.

District: 2-McLean

Tony Walter, Principal Planner

BACKGROUND:

The applicant, Monica Pomroy, Interplan LLC is requesting approval of a Preliminary Subdivision Plan (PSP) for National Retail Properties subdivision. The project consists of 2 commercial lots on approximately 2.91 acres zoned C-2. The site is located on the southwest corner of Ronald Reagan Boulevard and Highway 17-92; in Section 22, Township 20 S, and Range 30 E.

The PSP meets all the conditions of the Seminole County Land Development Code. The lots will be served by Seminole County water and sewer utilities.

STAFF RECOMMENDATION:

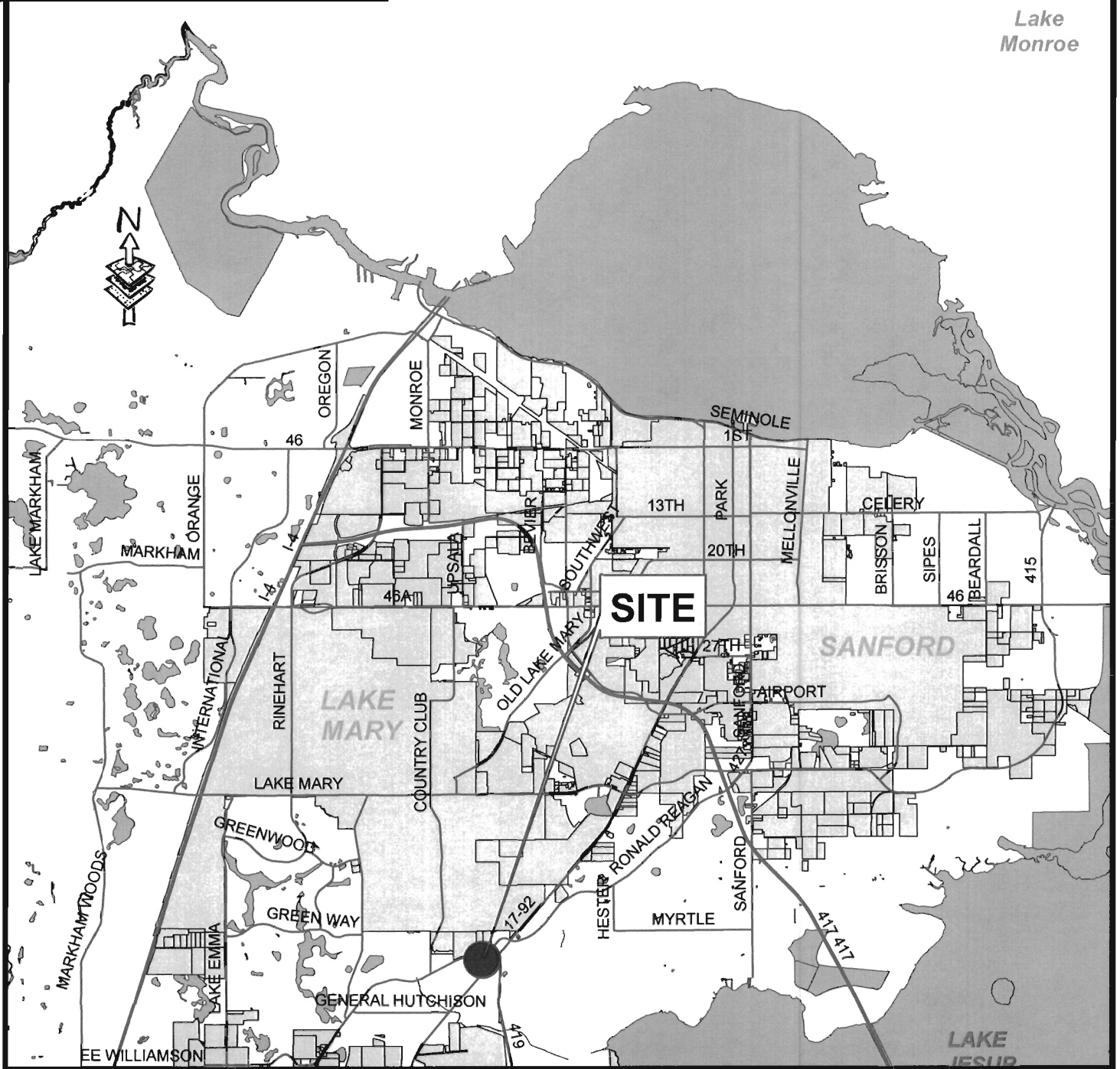
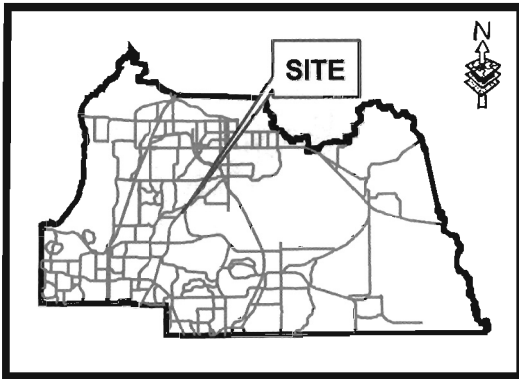
Staff recommends approval of the Preliminary Subdivision Plan for National Retail Properties subdivision, located on the southwest corner of Ronald Reagan Boulevard and Highway 17-92, Monica Pomroy, Interplan, LLC, applicant

Attachments: Exhibit A: Location map
Exhibit B: Preliminary Plan Reduction

DR No. 08-05500006

Parcel ID#:

22-20-30-300-017B-0000



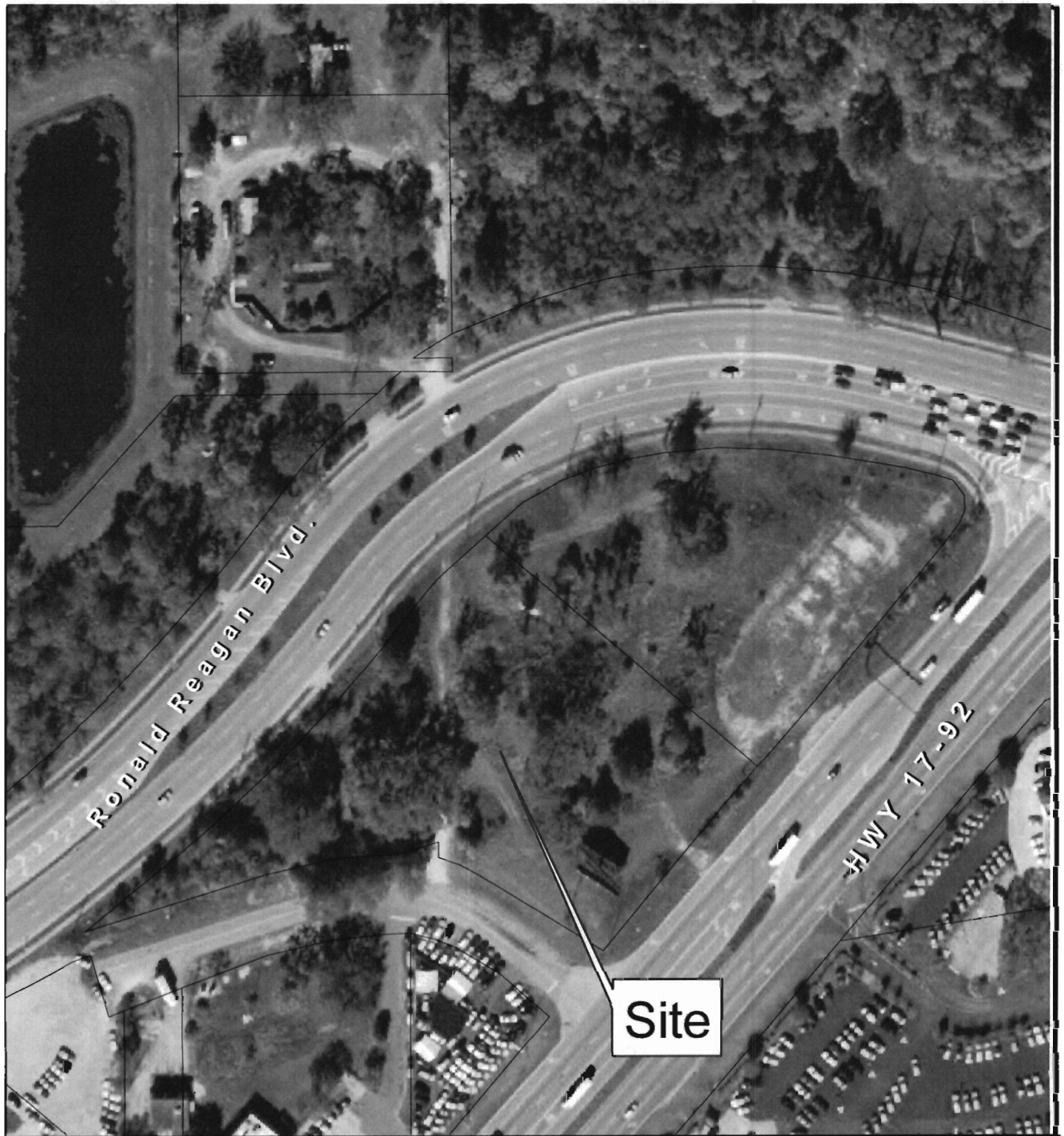
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Area Map **National Retail Properties** **Preliminary Site Plan**



National Retail Properties
Preliminary Site Plan





 Parcel



**National Retail Properties
Preliminary Site Plan**

SITE AREA		TOTAL SITE	192,760 SF	4.43 AC
<u>EXISTING BANK SITE</u>		SITE AREA	67,888 SF	1.54 AC
IMPERVIOUS	PAVEMENT/SIDEWALK		37,459 SF	55.8 %
	BUILDING		4,441 SF	6.6 %
OPEN SPACE	GREEN SPACE		25,188 SF	37.6 %
<u>STABLOKS (PARCEL 1)</u>		SITE AREA	38,981 SF	0.71 AC
IMPERVIOUS	PAVEMENT/SIDEWALK		21,396 SF	68.2 %
	BUILDING		1,755 SF	5.7 %
OPEN SPACE	GREEN SPACE		7,750 SF	25.1 %

OWNER
NATIONAL RETAIL PROPERTIES, INC.
450 S. ORANGE AVE. SUITE 950
ORLANDO, FLORIDA 32801
CONTACT: PAUL BAYER
PH: (407) 650-1184 FX: (407) 650-1055

INTERPLAN LLC
933 LEE RD., 1ST FLOOR
ORLANDO, FL 32818
ROBERT ZIEGENFUSS, P.E.
(407) 645-5008

SURVEYOR

AMERICAN SURVEYING INC.
4847 NORTH FLORIDA AVE.
TAMPA, FL 33603
NILTON GILL
813-234-0103

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SCS SOILS: MYAKKA FINE SANDS

THE ADDRESS NUMBERS TO BE USED ON THE BUILDING WILL BE 6" MINIMUM IN HEIGHT.

CROSS ACCESS AND PARKING AGREEMENT WILL BE RECORDED PRIOR TO CERTIFICATION OF COMPLETION.

FUTURE RETAIL (PARCEL 2) SITE AREA	94,771 SF	2.2 AC
IMPERVIOUS	63,354 SF	66.9 %
OPER: SPACE	31,417 SF	33.1 %
GREEN SPACE		
ZONING	C-2	
FUTURE LAND USE	COMMERCIAL	
BUILDING HEIGHT	MAX. ALLOWED	PROPOSED
	35 FT	35'
BUILDING SETBACKS (STARBUCKS)	REQUIRED	PROVIDING
FRONT (SOUTH)	25 FT	35 FT
SIDE (WEST)	0 FT	135 FT
SIDE (EAST)	25 FT	20 FT
REAR (NORTH)	25 FT	44 FT
PARKING (STARBUCKS)	10' FROM ALL PROPERTY LINES	
LANDSCAPE BUFFER	REQUIRED	STARBUCKS
FRONT (SOUTH)	5 FT	26 FT
SIDE (WEST)	5 FT	8 FT
SIDE (EAST)	5 FT	5 FT
REAR (NORTH)	5 FT	5 FT
PARKING REQUIRED		
1,755 SF STARBUCKS (39 SEATS / 4) = 0.75 OR 10	10 SPACES	
18,228 SF FUTURE RETAIL / 208 SF = 5.11 OR 51	51 SPACES	
TOTAL REQUIRED	61 SPACES	
PARKING PROVIDED (STARBUCKS)		
REGULAR HANDICAP	32	
TOTAL	32	
PARKING PROVIDED (FUTURE RETAIL)		
REGULAR HANDICAP	67	
TOTAL	70	

